

IN RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCE – NE/S Evna Road  
and Mount Carmel Road  
(17020 Evna Road)  
7<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Sherlock S. Gillet, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-164-SPHA

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Sherlock S. Gillet and Iva Louise Gillet, and the Contract Purchasers, Sherlock S. Gillet, Jr., and his wife, Bruce Ann Gillet. The Petitioners seek approval of the nondensity transfer of a parcel of land containing 0.210 acres, more or less, to an adjacent property owner, and variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard, with a height of 25 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Sherlock S. Gillet, Jr., Contract Purchaser, and Bruce E. Doak, Professional Engineer with Gerhold, Cross & Etzel, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that Sherlock S. Gillet and his wife, Iva L. Gillet, previously owned a large tract of land containing approximately 100 acres in area on the

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Date

By

northeast side of Evna Road and Mt. Carmel Road in Parkton. Mr. & Mrs. Gillet went through the minor subdivision process approximately eight years ago to transfer a 10.292 acre parcel, as shown on Petitioner's Exhibit 1, to their son and daughter-in-law who have since constructed a two-story single family dwelling on the property. Due to the site constraints associated with this 10-acre parcel, including the existence of streams, flood plains, and forest buffers, as well as failed perc tests, the Petitioners' son was forced to construct his home in close proximity to the property line adjoining the remaining 90 acres owned by his parents. The younger Mr. Gillet now wishes to construct a two-car garage to serve his dwelling; however, given the site constraints associated with his property, including the topography of this 10-acre parcel and the location of the septic field, Mr. Gillet proposes to construct the garage on the adjacent 90-acre parcel owned by his father. Thus, the elder Mr. Gillet proposes a nondensity transfer of 0.210 acres to his son and daughter-in-law for the purpose of constructing the garage. This 0.210 acre parcel will be added to the 10.292 acres the younger Mr. Gillet already owns. Due to the location of the existing dwelling on the property, the proposed garage will be located in the front yard. Moreover, the proposed garage will have a height of 25 feet in lieu of the maximum allowed 15 feet. Testimony indicated that the garage was designed to provide additional storage space above. As shown on the site plan, the subject parcel is surrounded by farm fields and is located in a rural area of northern Baltimore County. Thus, it appears that the relief requested will not adversely affect the surrounding locale and meets the spirit and intent of the zoning regulations; however, in order to proceed with the proposed improvements, the requested special hearing and variance relief are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md.

Case File # 12/28/98  
Date 12/28/98  
By [Signature]

208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing relief is not granted. The Petitioners own a considerable amount of land in this area and it is clear that the proposed transfer of 0.210 acres to the younger Mr. Gillet for the purpose described herein will have no adverse effect on the surrounding community, and should therefore be approved. Furthermore, it has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In my view, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

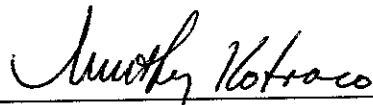
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of December, 1998 that the Petition for Special Hearing to

ORDER RECEIVED FOR FILING  
Date 12/28/98  
By [Signature]

approve the nondensity transfer of 0.210 acres, more or less, to an adjacent property owner, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard, with a height of 25 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Department of Permits and Development Management (DPDM), through this Zoning Commissioner, for inclusion in the case file.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 10/28/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

December 24, 1998

Mr. & Mrs. Sherlock S. Gillet, Jr.  
17020 Evna Road  
Parkton, Maryland 21120

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE  
NE/S Evna Road and Mount Carmel Road  
(17020 Evna Road)  
7th Election District – 3rd Councilmanic District  
Sherlock S. Gillet, et al - Petitioners  
Case No. 99-164-SPHA

Dear Mr. & Mrs. Gillet:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Sherlock S. Gillet  
14300 Green Road, Glyndon, Md. 21071

People's Counsel; Case File





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

17020 EVNA ROAD

which is presently zoned RC2 & RCA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE NON-DENSITY TRANSFER OF A PARCEL OF LAND CONTAINING  
0.210 ACRES ± TO AN ADJOINING PROPERTY OWNER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

## LEGAL OWNERS

SHERLOCK S. GILLET

(Type or Print Name)

Sherlock S. Gillet

Signature

14300 GREEN ROAD

Address

GLYNDON

City

MD

State

21071

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## PETITIONERS/CONTRACT PURCHASERS

SHERLOCK S. GILLET, Jr.

(Type or Print Name)

Sherlock S. Gillet

Signature

BRUCE ANN GILLET

(Type or Print Name)

Bruce Ann Gillet

Signature

17020 EVNA ROAD 410-343-1373

Address

Phone No.

PARKTON, MARYLAND 21120

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERHOLD, CROSS & ETIEL, LTD.

Name SUITE 100

320 E. TOWSONTOWN BLVD. 410-823-4470

Address

Phone No.

TOWSON, MD. 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ORDER RECEIVED FOR FILING

Date 12/08/98

BY [Signature]

99-164-5PHA

Zoning Administration

Seal of Baltimore County

164



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

17020 EVNA ROAD

which is presently zoned RC2&RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 - TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD

400.3 - TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO EXCEED 15 FEET IN HEIGHT *(height to be given at hearing)*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THE LOCATION OF THE EXISTING SEPTIC SYSTEM & WELL PROHIBITS THE PROPOSED GARAGE FROM BEING IN THE REAR YARD.

THE SIZE OF THE PROPOSED GARAGE REQUIRES THE PEAK OF THE ROOF TO EXCEED THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

## LEGAL OWNERS

SHERLOCK S. GILLET  
(Type or Print Name)

Signature

14300 GREEN ROAD  
Address

GLYNDON MD. 21071  
City State Zipcode

IYA LOUISE GILLET  
(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## PETITIONERS/CONTRACT PURCHASERS

SHERLOCK S. GILLET, JR.

(Type or Print Name)

Signature

BRUCE ANN GILLET  
(Type or Print Name)

Signature

17020 EVNA ROAD 410-343-1373  
Address Phone No.

PARKTON MARYLAND 21120  
City State Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.  
Name SUITE 100

320 E. TOWSON TOWN BLVD 410-823-4470  
Address TOWSON, MD. 21286 Phone No.

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING  
Date 9/16/94  
BY [Signature]

Printed with Soybean Ink  
on Recycled Paper

99-164-SPHA

16A

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

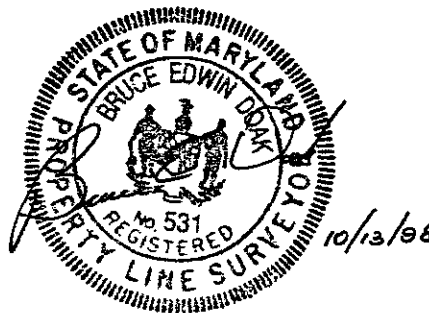
October 13, 1998

Zoning Description  
Property to be Combined with  
17020 Evna Road

Commencing from a point in the center of Evna Road, 1020 feet, more or less, north from the center of Mt. Carmel Road, and running South 85 degrees 27 minutes 23 seconds West 25.00 feet, North 04 degrees 32 minutes 37 seconds West 75.52 feet, North 80 degrees 23 minutes 26 seconds West 190.16 feet, North 06 degrees 49 minutes 26 seconds West 179.03 feet, South 79 degrees 28 minutes 20 seconds West 133.64 feet, South 75 degrees 39 minutes 05 seconds West 155.16 feet, South 72 degrees 52 minutes 15 seconds West 149.18 feet and South 68 degrees 50 minutes 05 seconds West 84.39 feet to the point of beginning, running thence from the point of beginning, 1) South 68 degrees 50 minutes 05 seconds West 63.59 feet, 2) South 64 degrees 46 minutes 47 seconds West 70.00 feet, 3) South 25 degrees 13 minutes 13 seconds East 60.00 feet, 4) North 67 degrees 45 minutes 00 seconds East 160.00 feet, and 5) North 47 degrees 40 minutes 00 seconds West 69.02 feet to the point of beginning.

Containing 0.210 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and is not for conveyance purposes.



99-164-SPHA<sub>LA</sub>



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 060722

DATE 16 Oct 98 ACCOUNT R-001-6150

164 AMOUNT \$ 100.00

RECEIVED FROM: Spina

FOR: 17020 E-Jack Re  
SPINA 99-164-SPHA

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL DATE  
07/16/1998 10/16/1998 09:06:56  
REF 0506 FISCAL YEAR 1998 LGS DEPT  
5 WESTLARKES CASH RECD OF

Receipt # 079212  
CR NO. 060722

100.00 CASH  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 19, 19 98.

THE JEFFERSONIAN.

*A. H. Nicholson*

LEGAL AD. - TOWSON

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 98-164-SF-HA

17020 Evin Road

0 of Evin Road, 1020' N of centerline Mt. Carmel Road

7th Election District

3rd Councilmanic District

Legal Owner(s): Iva Louisa Gillet & Sherbok S. Gillet

Contract Purchaser: Bruce Ann Gillet & Sherbok S. Gillet, Jr.

Special Hearing: to approve the non-density transfer of a parcel

of land containing 2.10 acres +/- to an adjoining property owner.

Variances: to allow an accessory structure (garage) to be located

in the front yard, and to allow an accessory structure (garage) to

exceed 16 feet in height.

Hearing: Monday, December 7, 1998 at 11:00 a.m. in Room

407, County Courts Building, 401 Bessey Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special ac-

commodations Please Call: (410) 887-3353.

(2) For information concerning the file and/or Hearing, Please

Call (410) 887-3331.

11/23/ Nov. 19

C274139

# CERTIFICATE OF POSTING

RE. Case No. 99-164-SPHA

Petitioner/Developer G.C. & E., ETAL  
% NEWTON WILLIAMS, ESQ

Date of Hearing/Closing 12/7/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #17020 EVNA ROAD

The sign(s) were posted on

11/15/98  
(Month, Day, Year)

Sincerely,

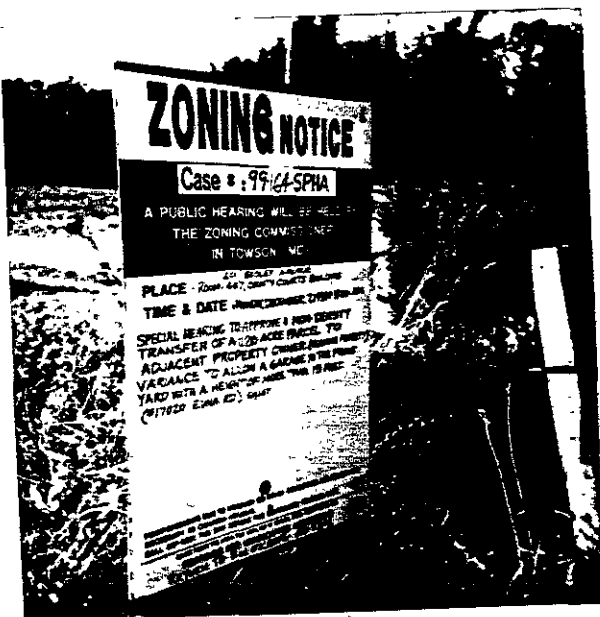
Patrick M. O'Keefe, SR 11/18/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



GILLET 99-164SPHA  
#17020 EVNA

12-7-98  
HUNT VALLEY

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
17020 Evna Road, Evna Rd, 1020' N of c/I Mt.  
Carmel Rd, 7th Election District, 3rd Councilmanic

Legal Owners: Sherlock S. and Iva L. Gillet  
Contract Purchaser: Sherlock & Bruce Ann Gillet, Jr.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-164-SPHA

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13<sup>th</sup> day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 29, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-164-SPHA  
17020 Evna Road  
C of Evna Road, 1020' N of centerline Mt. Carmel Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Iva Louise Gillet & Sherlock S. Gillet  
Contract Purchaser: Bruce Ann Gillet & Sherlock S. Gillet, Jr.

Special Hearing to approve the non-density transfer of a parcel of land containing .210 acres +/- to an adjoining property owner. Variance to allow an accessory structure (garage) to be located in the front yard; and to allow an accessory structure (garage) to exceed 15 feet in height.

HEARING: Monday, December 7, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small mark below it.

Arnold Jablon, Director

c: Iva & Sherlock Gillet  
Bruce & Sherlock Gillet, Jr.  
Gerhold, Cross & Etzel, Ltd.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
November 19, 1998 Issue - Jeffersonian

Please forward billing to:

Sherlock S. Gillet, Jr. 410-343-1373  
17020 Evna Road  
Parkton, MD 21120

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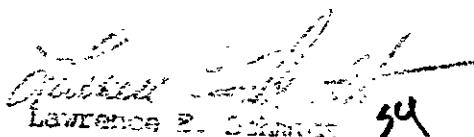
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-164-SPHA  
17020 Evna Road  
C of Evna Road, 1020' N of centerline Mt. Carmel Road  
7<sup>th</sup> Election District - 3<sup>rd</sup> Councilmanic District  
Legal Owner: Iva Louise Gillet & Sherlock S. Gillet  
Contract Purchaser: Bruce Ann Gillet & Sherlock S. Gillet, Jr.

Special Hearing to approve the non-density transfer of a parcel of land containing .210 acres +/- to an adjoining property owner. Variance to allow an accessory structure (garage) to be located in the front yard; and to allow an accessory structure (garage) to exceed 15 feet in height.

HEARING: Monday, December 7, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-164-SPHA

Petitioner: SHERLOCK S. GILLET, Jr.

Address or Location: 17020 EVNA ROAD PARKTON, MD. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHERLOCK S. GILLET, Jr.

Address: 17020 EVNA ROAD

PARKTON, MD. 21120

Telephone Number: 410. 343-1373

Revised 2/20/98 - SCJ

164

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 09-164-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Variance to allow garage in the front yard with  
A height of more than 15'. Special Hearing to  
allow a non density transfer of a .210 acre  
parcel of ground to AN adjoining property  
owner

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 1, 1998

Mr. Bruce E. Doak  
Gerhold, Cross & Ettele, LTD.  
320 E. Towsontown Blvd., Suite 320  
Towson, MD 21286

RE: Item No.: 164  
Case No.: 99-164-SPH  
Location: 17020 Evna Road

Dear Mr. Doak:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 15, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   November 2, 1998

FROM:  Robert W. Bowling, Supervisor  
              Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for November 2, 1998  
              Item Nos. 154, 155, 158, 159, 161,  
              162, 163, 164, 165, 166, 167, 170

Also:

Case #99-151-SPHXA  
Loyola College/Beckleysville Road

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

OCTOBER 29, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMEERS:

153, 154, 155, 158, 161, 162, 163, (164), 166, 167,  
AND 170

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

November 23, 1999

Department of Planning and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**RECEIVED JAN 06 2000**

ATTENTION: Gwen Stephens

RE: Property Owner:  
Cardinal William H. Keeler, Roman Catholic Archbishop  
of Baltimore, a corporation sole - 164  
Edward A. Bull - 163

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: 163 & 164

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable provisions of the



THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE  
National Fire Protection Association Standard No. 101 "Life  
Safety Code", 1944 edition prior to company.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshall's Office  
PHONE 827-4881, MS-110AF

cc: FBI

Jim  
12/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** October 27, 1998

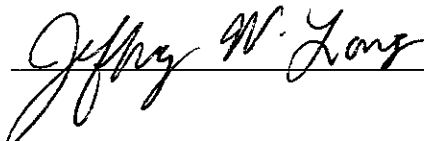
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 164 & 166

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

  
\_\_\_\_\_

AFK/JL

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** November 12, 1999

RECEIVED JAN 6 5 2000

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

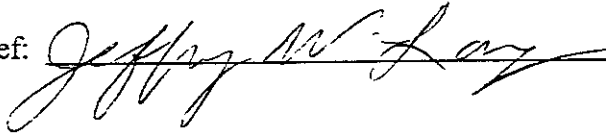
**SUBJECT:** Zoning Advisory Petitions #164

The Office of Planning has no comment on the following petition(s):

Item No(s): 164 and 177

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/uy*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 10/26/98

DATE: 11/2/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

*Additional Items:*

Item #'s:

164

166

167

RBS:sp

BRUCE2/DEPRM/TXTSBP





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 10.27.94

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 164 com

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1r Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

RECEIVED JAN 06 2000

FROM: R. Bruce Seeley *RS*

DATE: November 29, 1999

SUBJECT: Zoning Item #164  
8420 Belair Road, St. Joseph Church

Zoning Advisory Committee Meeting of November 8, 1999

- \_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- \_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- \_\_\_\_\_   X   Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X   A Forest Buffer Easement must be recorded via a site plan in the Baltimore County Land Records along with a Declaration of Protective Covenants. These items shall be recorded as exhibits to the deed of the property prior to permit approval.

PRINT NAME

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DRAK - GERHOLD, CROSS & ETZEL, LTD 320 E. TOWSONTOWN BLVD. TOWSON, MD 21286

SHARLOCK G. ILET JR 17020 EUNA RD PARKTON, MD 21120



**Sherlock S. Gillet Jr.**  
**17020 Evna Road**  
**Parkton, Maryland 21120**

April 6, 1999

Mr. Timothy M. Kotroco  
Deputy Zoning Commissioner  
Baltimore County  
Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

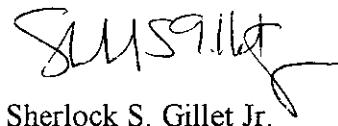
Re: Case No. 99-164-SPHA  
17020 Evna Road

Dear Mr. Kotroco:

Pursuant to the conditions set forth in the above referenced order, I am providing a copy of the recorded deed to the Department of Permits and Development Management (DPDM), through the Zoning Commissioner, for inclusion in the case file.

I just received the recorded deed on April 6, 1999 and am forwarding at my earliest convenience, per Ms. Marlene Novak.

Regards,

  
Sherlock S. Gillet Jr.

enclosure

7TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

NO CONSIDERATION DEED

NO TITLE SEARCH

APR 7

THIS DEED, made this 23rd day of February, in the year one thousand nine hundred and ninety-nine, by and between SHERLOCK SWANN GILLET and IVA-LOUISE GILLET, of Baltimore County, in the State of Maryland, of the first part, Grantors, and SHERLOCK S. GILLET, JR. and BRUCE ANN GILLET, husband and wife, of Baltimore County in the State of Maryland, of the second part, Grantees.

WITNESSETH, that in consideration of the love and affection between the parties and for the purpose of executing a transfer from parent to child, and no other consideration, the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in the Seventh Election District of Baltimore County, State of Maryland, and described as follows:

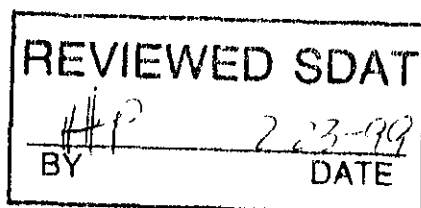
For description see Exhibit A attached.

BEING part of the firstly described parcel of land which by Deed dated September 14, 1984, and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 6787, folio 58, was granted and conveyed by Donald B. Hebb, Jr. and Harriett Hebb Notzon, Personal Representatives of the Estate of Mathilde M. Hebb, unto Sherlock Swann Gillet and Iva-Louise Gillet, the within Grantors.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, in fee simple.

AND the said parties of the first part hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and that they will execute such



AT

further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors:

Witness:

*[Signature]*

*Sherlock Swann Gillet* (SEAL)  
SHERLOCK SWANN GILLET

*Iva Louise Gillet* (SEAL)  
IVA-LOUISE GILLET

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 23rd day of February, in the year one thousand nine hundred and ninety-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared SHERLOCK SWANN GILLET and IVA-LOUISE GILLET, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

*Arman C. Lemley*  
Notary Public

My Commission expires on: AUGUST 1, 2001

After recording, please return to:  
Gail G. Cooper  
409 Washington Avenue  
Suite 314  
Towson, MD 21204

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.

*Gail G. Cooper*  
Gail G. Cooper

0013545 715

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.***Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

February 17, 1999

0.210 Acre Parcel of Land to be  
Conveyed to Sherlock S. Gillet, Jr. and Wife

All that piece or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at an iron bar and cap now set in the fourteenth or North 64 degrees 46 minutes 47 seconds East 149.95 foot line of the 10.292 acre parcel of land designated as exhibit B, which by a deed dated March 6, 1992 and recorded among the Land Records of Baltimore County in Liber S.M. No 9108 folio 323 was conveyed by Sherlock S. Gillet, Jr. and Bruce Ann Gillet, his wife to Sherlock S. Gillet, Jr. and Bruce Ann Gillet, his wife, said iron bar and cap being distant, North 64 degrees 46 minutes 47 seconds East 79.95 feet measured along said fourteenth line from a pipe and cap heretofore set at the beginning thereof and running thence with and binding on a part of said fourteenth line as the courses are referred to the Baltimore County Grid Meridian, 1) North 64 degrees 46 minutes 47 seconds East 70.00 feet to the end of said line, thence running with and binding on a part of the fifteenth line of said parcel of land, 2) North 68 degrees 50 minutes 05 seconds East 63.59 feet to an iron bar and cap now set, thence leaving the said fifteenth line and running for lines of division now made in 1999 the three following courses and distances, viz: 3) South 47 degrees 40 minutes 00 seconds East 69.02 feet to an iron bar and cap now set, 4) South 67 degrees 45 minutes 00 seconds West 160.00 feet, to an iron bar and cap now set, and 5) North 25 degrees 13 minutes 13 seconds West 60.00 feet to the place of beginning.

Containing 0.210 of an Acre of land, more or less.

Being part of the firstly described parcel of land in a deed dated September 14, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6787 folio 58 which were conveyed by Donald B. Hebb, Jr. and Harriet Hebb Notzon, Personal Representatives of the estate of Mathilde M. Hebb to Sherlock Swann Gillet and Iva Louise Gillet.

Together with the right and use thereof in common with the grantors herein, their heirs and assigns of an existing stone driveway for ingress and egress leading from Evna Road in a westerly and northwesterly direction through the remaining lands of the grantors herein to the fourth line of the herein described 0.210 Acre parcel of land; the intent herein is to limit the grantors use in common, as previously granted in the deed from Sherlock Swann Gillet and wife

0013545 716

**GERHOLD, CROSS & ETZEL, LTD.**

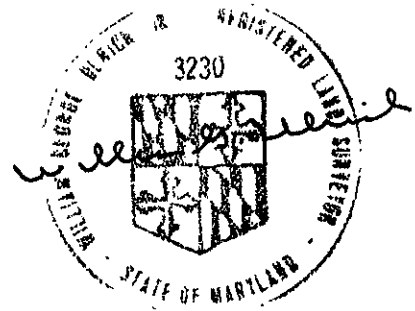
*Registered Professional Land Surveyors*

to Sherlock S. Gillet, Jr. and recorded among the Land Records of Baltimore County in Liber S.M. No. 8860 folio 267, of the existing stone driveway to said driveways intersection with the said fourth line.

Note: See Zoning Case #99-164-SPHA

17020 Evna Road

Special Hearing to approve the non-density transfer parcel of land containing .210 acres, more or less, to an adjoining property owner. Variance to allow an accessory structure (garage) to be located in the front yard; and to allow an accessory structure (garage) to exceed 15 feet in height which was granted December 28, 1998, subject to the restrictions as set forth in the Variance.



C:\OFFICE\WPWIN\WPDOS\DESCRIPT\GILLET.WPD



001 45 7.17

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(☐ Check Box if Addendum Intake Form is Attached.)

Type(s) Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Arms-Length [1]	<input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Arms-Length [2]	<input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms- Length Sale [9]

Exemptions (Applicable) Explain Authority	Recordation	Gift from parent to child
	State Transfer	Gift from parent to child
	County Transfer	Gift from parent to child

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$ 0 *	Transfer and Recordation Tax Consideration	
	Any New Mortgage	\$	Transfer Tax Consideration	
	Balance of Existing Mortgage	\$	X ( ) % = \$	
	Other:	\$	Less Exemption Amount = \$	
	Other:	\$	Total Transfer Tax = \$	
	Full Cash Value	\$	Recordation Tax Consideration = \$	
			X ( ) per \$500 = \$	
			TOTAL DUE = \$	

Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: <i>lt</i>
	Recording Charge	\$	20	\$	Tax Bill: <i>pd</i>
	Surcharge	\$	5	\$	C.B. Credit: _____
	State Recordation Tax	\$		\$	Ag. Tax/Other: _____
	State Transfer Tax	\$		\$	
	County Transfer Tax	\$		\$	
	Other	\$		\$	
	Other	\$		\$	

Description of Property T requires ission of all le information. imum of 40 acters will be In accordance riority cited in roperty Article 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	07	07-08-038190	6787/58			<input type="checkbox"/> (5)
	Subdivision Name			Lot (3a)	Block (3b)	Sect/AR(3c)
					Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)	
Other Property Identifiers (if applicable)	
Water Meter Account No.	

Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/> or Grount Rent <input type="checkbox"/>	Amount:
Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred: 0.210 acre	

If Partial Conveyance, List Improvements Conveyed:	None
--	------

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Sherlock Swann Gillet and Iva Louise Gillet	

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Sherlock S. Gillet, Jr. and Bruce Ann Gillet	

New Owner's (Grantee) Mailing Address
17020 Evna Road, Parkton, MD 21120

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
Name: Gail G. Cooper		<input type="checkbox"/> Hold for Pickup
Firm: Thomas, Ronald & Cooper, P.A.		<input type="checkbox"/> Return Address Provided
Address: 409 Washington Ave., Suite 314, Towson, MD 21204		
Phone: ( 410 ) 296-6777		

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
Assessment Information	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:			
Year: 18	19	Geo.	Map	Sub	Block		
Land		Zoning	Grid	Plat	Lot		
Buildings		Use	Parcel	Section	Occ. Cd.		
Total		Town Cd.	Ex. St.	Ex. Cd.			

REMARKS:							

INS FD SURE \$ 5.00  
RECORDING FEE 20.00  
TOTAL 25.00  
Reg. BAKG Rcrpt # 50498  
DM BIK # 3416  
Feb 23, 1999 02:32 PM

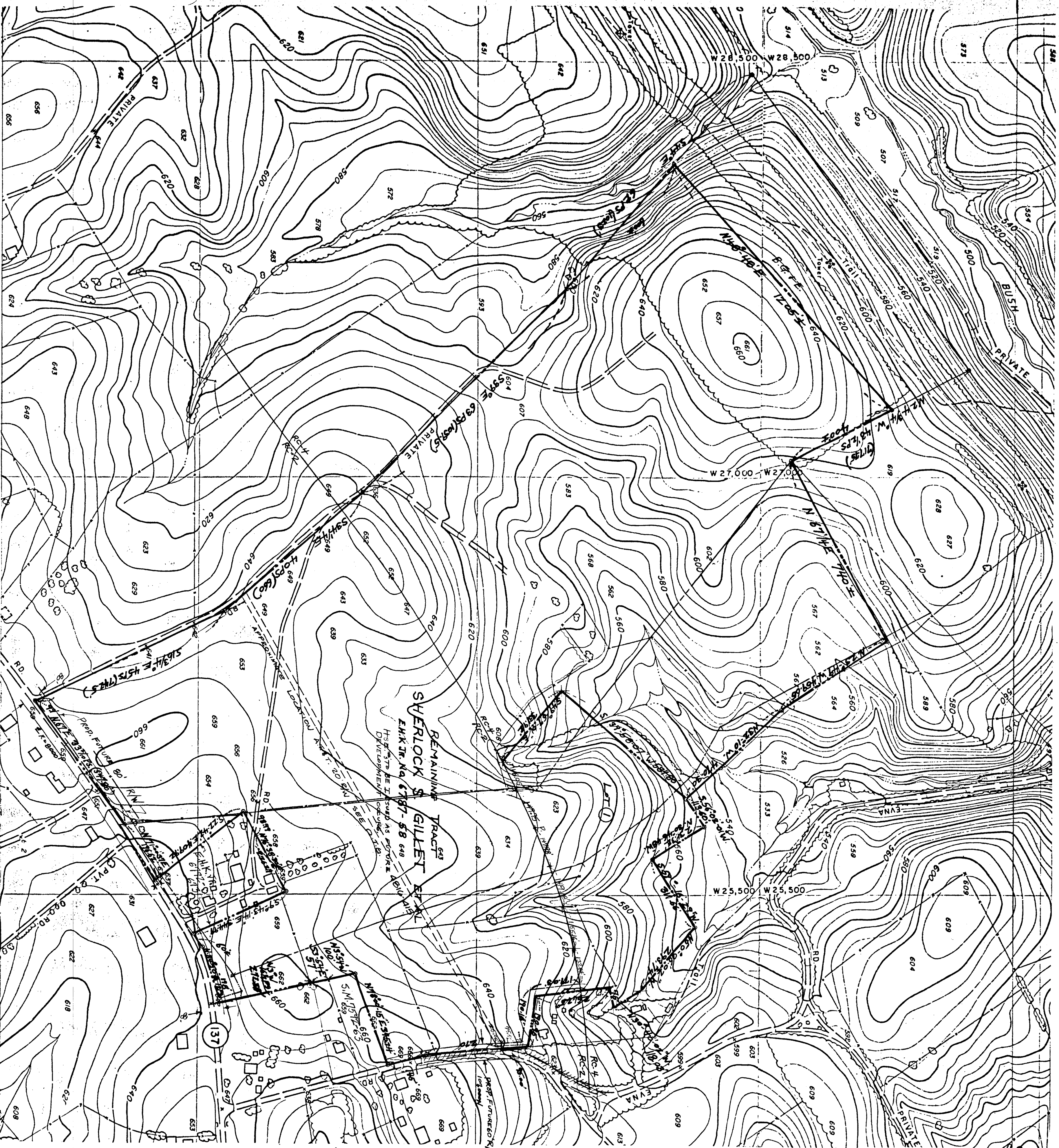
SDAT

TRANSFER TAX NOT REQUIRED  
DEPARTMENT OF ASSESSMENTS AND TAXATION  
BALTIMORE COUNTY/STATELAND

Space Reserved for County Verification

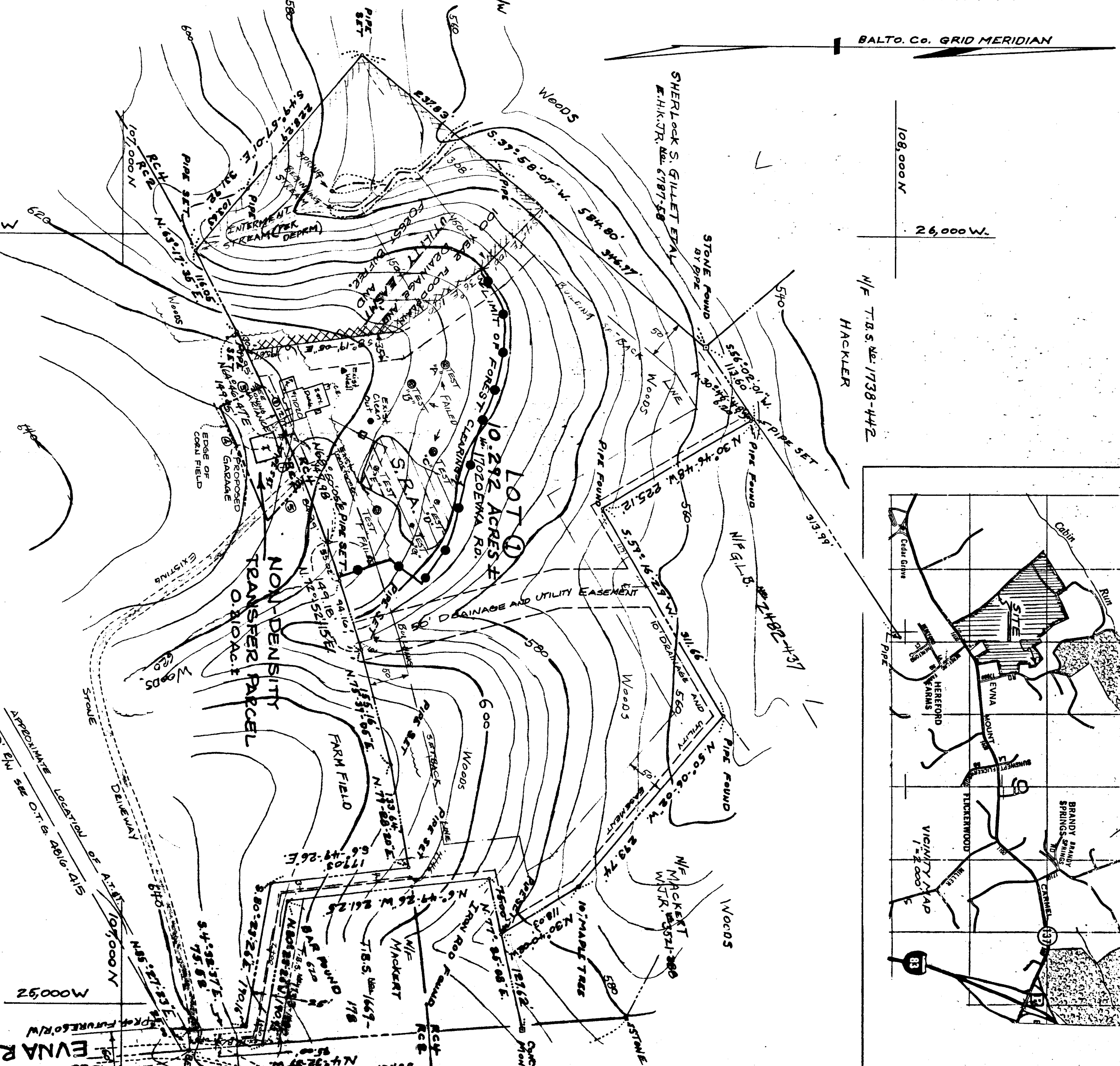






NOTE: BEARINGS AND DISTANCES COMPILED FROM PLATS DEEDS AND SURVEY.

SCALE: 1" = 200'



NOTE: BEARINGS AND DISTANCES ARE FROM A PLYMOUTH ROAD SURVEY; BEARINGS AND DISTANCES ARE FROM BALTO. CO. GRID.

SCALE: 1" = 100'

NON-DENSITY TRANSFER PARCEL  
① 508' 50.05' W 63.50'  
② 508' 46.47' W 10.00'  
③ 525' 13.13' E 60.00'  
④ 507' 45.00' E 60.00'  
⑤ 507' 45.00' W 60.00'  
CONTAINING 0.210 AC.±

OWNERS  
SHERLOCK & GILLET  
TIA LOUISE GILLET  
61700 N. W. 2071  
EVAN, MD 21031

PETITIONERS/  
CONTRACT PURCHASERS  
SHERLOCK & GILLET, J.  
11020 EVAN ROAD  
Zoning: RC 2 & RC 4  
Deed Ref.: S.M. No. 2918 Vol. 323  
Tax Account No. 123-00-004353  
3rd Election District  
BALTIMORE COUNTY, MARYLAND  
Examination: October 2, 1995  
Date: September 3, 1996  
Scale: as shown

PREVIOUS ZONING CASE NO. 91-306-A  
APPROVED A SETBACK OF 12 FEET IN LIEU  
OF THE REQUIRED 50 FEET.  
LOT 1 WAS CREATED BY MINOR SUBDIVISION NO-351-MP

99-164-SPHA

GERHOLD, CROSS & ETZEL, LTD.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
Suite 100  
330 East Towson Road  
Towson, Maryland 21286  
(410-825-4410)



